



Kings Road, Burnham-on-Crouch

CM0 8RP

CURTIS O'BOYLE

Sales & Lettings



Kings Road, Burnham-on-Crouch

CMO 8RP

£260,000

Situated just off the high street convenient for shops, restaurants and Burnhams picturesque riverfront a two double bedroom house offered with no onward chain. Lounge/diner, fitted kitchen, ground floor WC, first floor bathroom, driveway, courtyard garden.

ENTRANCE PORCH Timber entrance door and obscure glazed window, tiled floor, door to:

ENTRANCE HALL Double glazed window to side aspect, radiator, textured and coved ceiling, tiled floor, stairs to first floor.

WC Close coupled WC and vanity wash hand basin, space for washing machine, tiled splashbacks, tiled floor, textured ceiling, extractor fan.

KITCHEN 10' x 7' 7" (3.05m x 2.31m) Double glazed windows to front and side aspects, textured and coved ceiling, wall mounted gas boiler, fitted base and wall cupboards, built in AEG electric oven and five ring gas hob with hood above, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks.

LOUNGE 19' 9" x 10' 4" (6.02m x 3.15m) Double glazed window to side aspect, double glazed sliding patio doors to garden, radiator, wood effect laminated flooring.

FIRST FLOOR LANDING Textured ceiling, loft access, radiator.

BEDROOM ONE 13' 1" x 11' 7" (3.99m x 3.53m) Double glazed window to side aspect, radiator, textured ceiling over stairs cupboard.

BEDROOM TWO 11' x 10' 4" (3.35m x 3.15m) Double glazed windows to front and side aspects, radiator, textured ceiling, wood effect laminated flooring.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) Double glazed skylight window, radiator, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower over, tiled walls, wall mounted electric fan heater.

COURTYARD GARDEN 15' 1" x 12' 1" (4.6m x 3.68m) Mostly paved with raised flower beds, brick wall, gate to front.

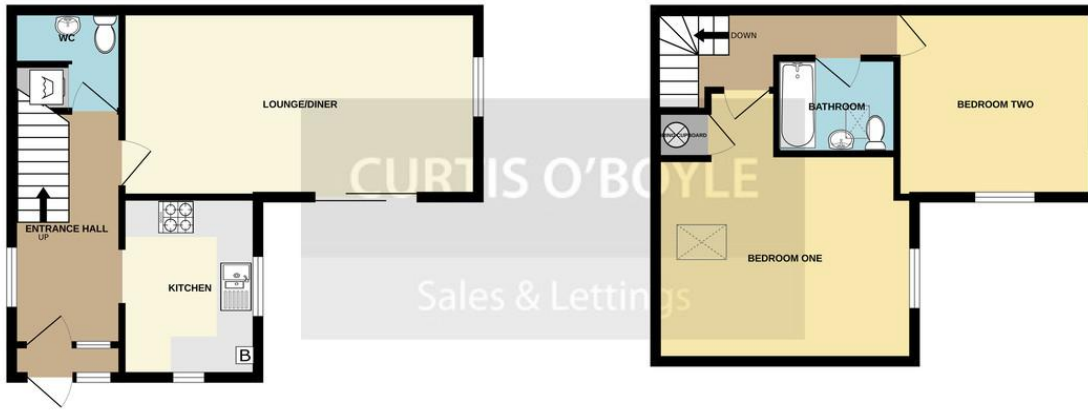
DRIVEWAY Parking for one car, small timber shed.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Awaiting EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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